

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 130 Sandridge Road

AKA: 126 Sandridge Road

City, County: Park City, Summit County, Utah

Tax Number: CHR-1

Current Owner Name: Darilyn Martin

Parent Parcel(s): PC-586, PC-594, & PC-591-A

Current Owner Address: c/o Dept. #02243449, 326 1st St, Ste 27, Annapolis, MD 21403

Legal Description (include acreage): 0.09 acres; LOT 1 CHRISTIANS REPLAT SUBDIVISION.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date: _____
Permit #: _____
 Full Partial

Use

Original Use: Residential
Current Use: Residential

- *National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1995 & 2006
- historic: c.

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L Cottage / Vernacular style

No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # 1; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

Fair (Some problems are apparent. Describe the problems.):

Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: House is perched on ridge overlooking town with primary façade facing westerly direction.

Foundation: 1958 & 1968 tax cards indicate no foundation, none verified.

Walls: Drop siding.

Roof: Cross-wing form sheathed in metal material.

Windows/Doors: Casements of various sizes and configurations and double-hung sash types.

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame T/L cottage appears to have had alterations and additions. The 1907 Sanborn Insurance map indicates the primary façade (faces town) had a projecting bay in the gable end and a partial-width inset porch--added between 1900 and 1907, as it does not appear on the 1900 Sanborn Insurance map. By 1958, an addition was constructed to the north end of the house that with a porch and the original partial-width porch had been enclosed. In addition, a rear porch was added. These changes are noted on the 1958 tax card so it is not clear when they were made--out of period or in period. By 1968, according to the tax cards, the front porch was wrapped around the north end of the house to meet the rear porch and the rear porch was enclosed, as seen today. The changes are significant and diminish the site's original character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting remains largely unchanged from the original. Additions to the north have altered it somewhat, but the additions are of a scale and massing as to not detract significantly from the original site. An accessory building that appears on the 1907 Sanborn Insurance map is intact, with minor alterations, and is located east of the house. Also, remnants of a stone retaining wall are visible at the rear of the site.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes. The additions were constructed in a way that suggests a logical progression for the expansion of the house and are executed with materials, fenestration, and scale that are compatible with the original house.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries; however, the additions diminish the historic character, but not substantially.

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era; however, because the additions cannot be dated, it is unclear whether they were executed within the historic period or not. The additions render this house ineligible for listing in the National Register of Historic Places. If further investigation suggests they were constructed within the historic period, the designation of this site should be re-evaluated.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1899¹

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: East elevation (primary façade - current). Camera facing west, 2006.

Photo No. 2: Northeast oblique. Camera facing southwest, 2006.

Photo No. 3: West elevation (primary façade - original). Camera facing east, 2006.

Photo No. 4: Accessory building. Camera facing east, 2006.

Photo No. 5: Southeast oblique. Camera facing northwest, 1995.

Photo No. 6: Accessory building. Camera facing north, 1995.

Photo No. 7: West elevation (primary façade - original). Camera facing east, tax photo.

¹ Structure appears on both the 1900 and 1907 Sanborn Insurance maps.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

John Aimo

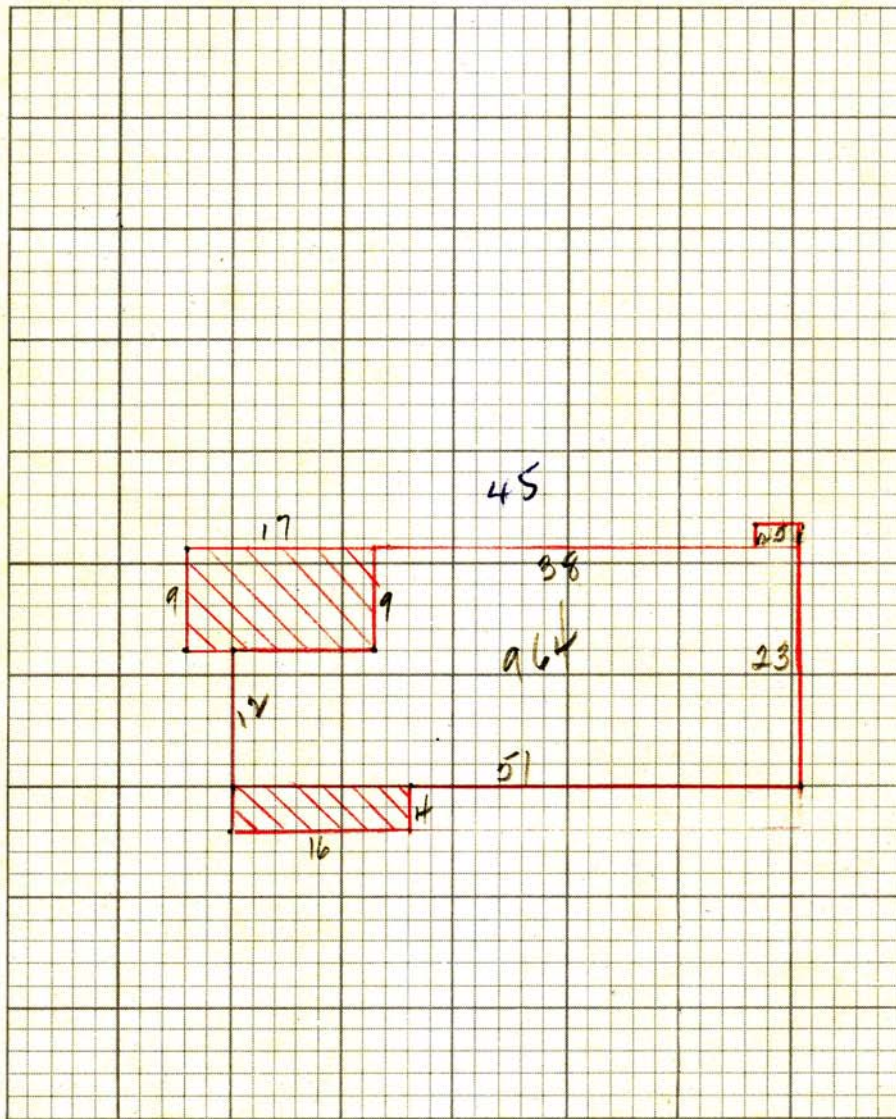
Location Darrell Meyers Thomas Dudley
 Kind of Bldg. RES St. No. 126 Sand Ridge
 Class 4 Type 1 2 3 4. Cost \$ 2260 X — %

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Factor | Totals |
|---------|------------|---------|---------|--------|---------|
| | x x | | 964 | | \$ 2260 |
| | x x | | | | |
| | x x | | | | |

| Description of Buildings | Additions |
|---|------------|
| Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>✓</u> | |
| Ext. Walls <u>Bricktex on Siding</u> | |
| Insulation—Floors <u>—</u> Walls <u>—</u> Cigs. <u>—</u> | |
| Roof Type <u>Gab</u> Mtl. <u>—</u> | |
| Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u> | |
| Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u> | |
| Porches—Front <u>64</u> @ <u>120</u> | <u>64</u> |
| Rear <u>153</u> @ <u>120</u> | <u>184</u> |
| Porch <u>—</u> @ <u>—</u> | |
| Metal Awnings <u>—</u> Mtl. Rail <u>—</u> | |
| Basement Entr. <u>—</u> @ <u>—</u> | |
| Planters <u>—</u> @ <u>—</u> | |
| Cellar-Bsmt. <u>—</u> 1/4 1/2 3/4 Full <u>—</u> Floor <u>dit</u> | |
| Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u> | |
| Attic Rooms Fin. <u>—</u> Unfin. <u>—</u> | |
| Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u>—</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u> | <u>350</u> |
| Built-in-Appliances <u>—</u> | |
| Heat—Stove <u>—</u> H.A. <u>✓</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>✓</u> Oil <u>—</u> Gas <u>✓</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u> | <u>241</u> |
| Air Cond. <u>—</u> | |
| Finish—Fir <u>✓</u> Hd. Wd. <u>—</u> | |
| Floor—Fir <u>✓</u> Hd. Wd. <u>—</u> Other <u>—</u> | |
| Cabinets <u>1</u> Mantels <u>—</u> | |
| Tile—Walls <u>—</u> Wainscot <u>—</u> Floors <u>—</u> | |
| Storm Sash—Wood D. <u>2</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u> | <u>50</u> |
| Total Additions | 989 |

| | | | |
|---|--------------------|------------------------------------|----------------|
| Year Built <u>—</u> | Avg. Age <u>45</u> | Reproduction Value | \$ <u>3149</u> |
| Inf. by { Owner - Tenant - Neighbor - Record - Est. <u>✓</u> | | Obsol. or Rem. % | |
| Remodel Year <u>—</u> Est. Cost <u>—</u> | | Bldg. Value | |
| | | Depr. Col. ① 2 3 4 5 6 <u>42</u> % | |
| | | Repr. Val. Minus Depr. | \$ <u>1323</u> |
| Garage—Class <u>1</u> Depr. 2% <u>3%</u> Carport—Factor <u>—</u> | | | |
| Cars <u>1</u> Floor <u>work</u> Walls <u>shly</u> Roof <u>TP</u> Doors <u>1</u> | | | |
| Size— <u>4</u> x <u>23</u> Age <u>25</u> Cost <u>161</u> x <u>30</u> % | | | <u>48</u> |
| Other <u>—</u> | | | |
| | | Total Building Value | \$ <u>—</u> |

Appraised 5- 1958 By 1302



| RESIDENTIAL OUT BUILDINGS | Age | Size | Area | Factor | Cost | Depr. Value |
|---------------------------|-----|------|------|--------|------|-------------|
| | | x | | | | |
| | | x | | | | |
| | | x | | | | |
| | | x | | | | |
| | | x | | | | |
| TOTAL | | | | | | |

Remarks: _____

PC 594
Serial Number

OF
Card Number

Owners Name Thomas Dudley

Location _____
Kind of Bldg. Res St. No. 126 Sand Ridge

Class. 3 Type 1 2 3 4 Cost \$ _____ X _____ %

| Stories | Dimensions | Sq. Ft. | Factor | Totals | Totals |
|---------|------------|---------|--------|---------|--------|
| 1 | x x | 989 | | \$ 4269 | \$ |
| | x x | | | | |
| | x x | | | | |

Att. Gar.—C.P. _____ x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. _____ Sills

Ext. Walls Brick

Roof Type Gable Mtl. metal

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front 128 @ 150 192

Rear 16 @ 150 24

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor disk 80

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. 1 Trays _____
Basin 1 Sink 1 Toilet 1
Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. 550

Heat—Stove _____ H.A. FA HW _____ Stkr _____ Elec. _____
Oil Gas Coal _____ Pipeless _____ Radiant 382

Air Cond. — Full _____ Zone _____

Finish—Fir. Hd. Wd. _____ Panel _____

Floor—Fir. Hd. Wd. _____ Other _____

Cabinets 1 Mantels. _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. 2 S. _____; Metal D. _____ S. 50

Awnings — Metal _____ Fiberglass _____

Total Additions 1278

Year Built 1913 Avg. 1913 Replacement Cost 5547
Age 2 Obsolescence _____

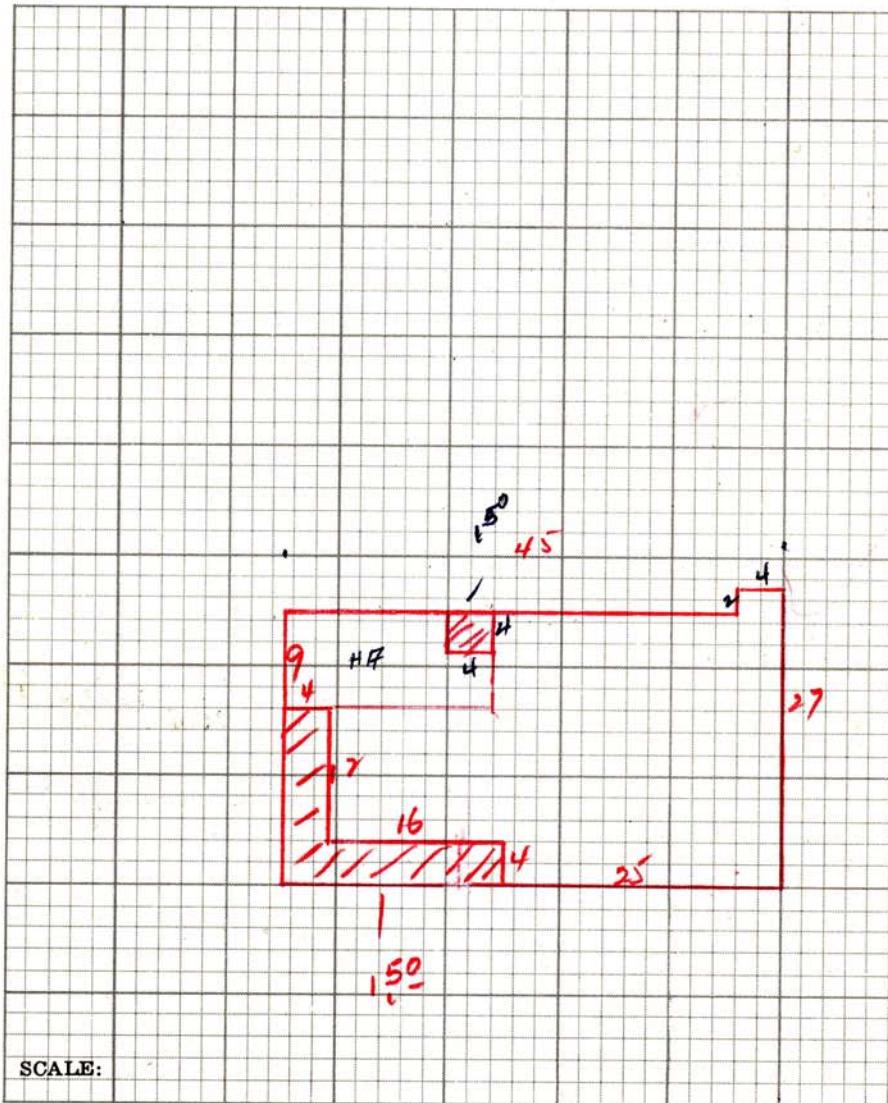
Inf. by { Owner - Tenant - _____ Adj. Bld. Value _____
Neighbor - Record - Est. _____ Conv. Factor x.47

Replacement Cost—1940 Base _____
Depreciation Column 1 2 3 4 5 6 _____
1940 Base Cost, Less Depreciation _____

Total Value from reverse side sn 74
Total Building Value \$ _____

Appraised ① 12-2 19 68 By 1333
Appraised ② _____ 19 _____ By _____

DEC 13 1938



| RESIDENTIAL OUT BUILDINGS | Age | Size | Area | Factor | Cost | Conv. Fac. | Adj. Cost | Depr. Value |
|---------------------------|-----|------|------|--------|------|------------|-----------|-------------|
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |

Garage — Class 1 Depr. 2% @ 3%
 Cars 1 Floor Wood Walls 2h7g Roof TP Doors 1
 Size 11 x 23 Age 35 Cost 297 x 47%
 1940 Base Cost _____ x 25% Depr. _____

Total

REMARKS changed oil to gas















Lewis, Wolcott
& Dornbush
REAL ESTATE
Linda McReynolds
649-1884 649-6234

SANDRIDGE
RESIDENTS
ONLY